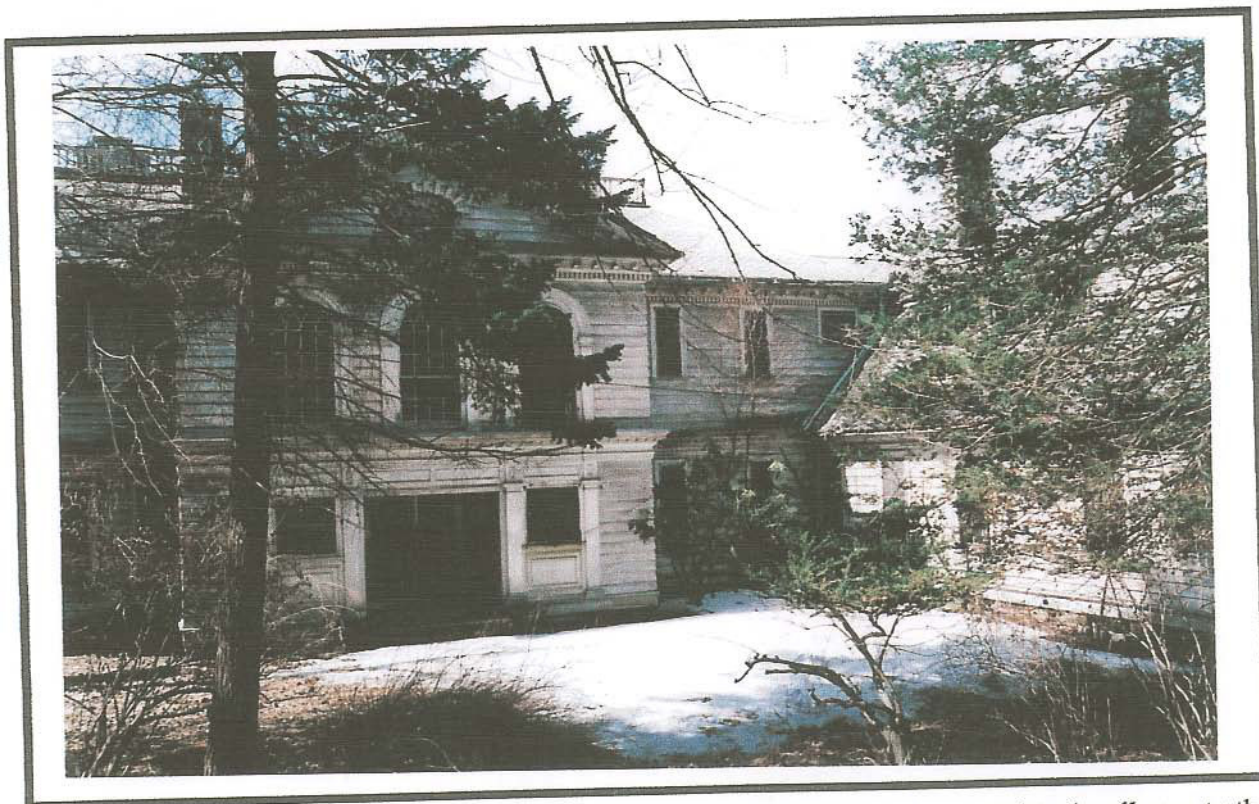


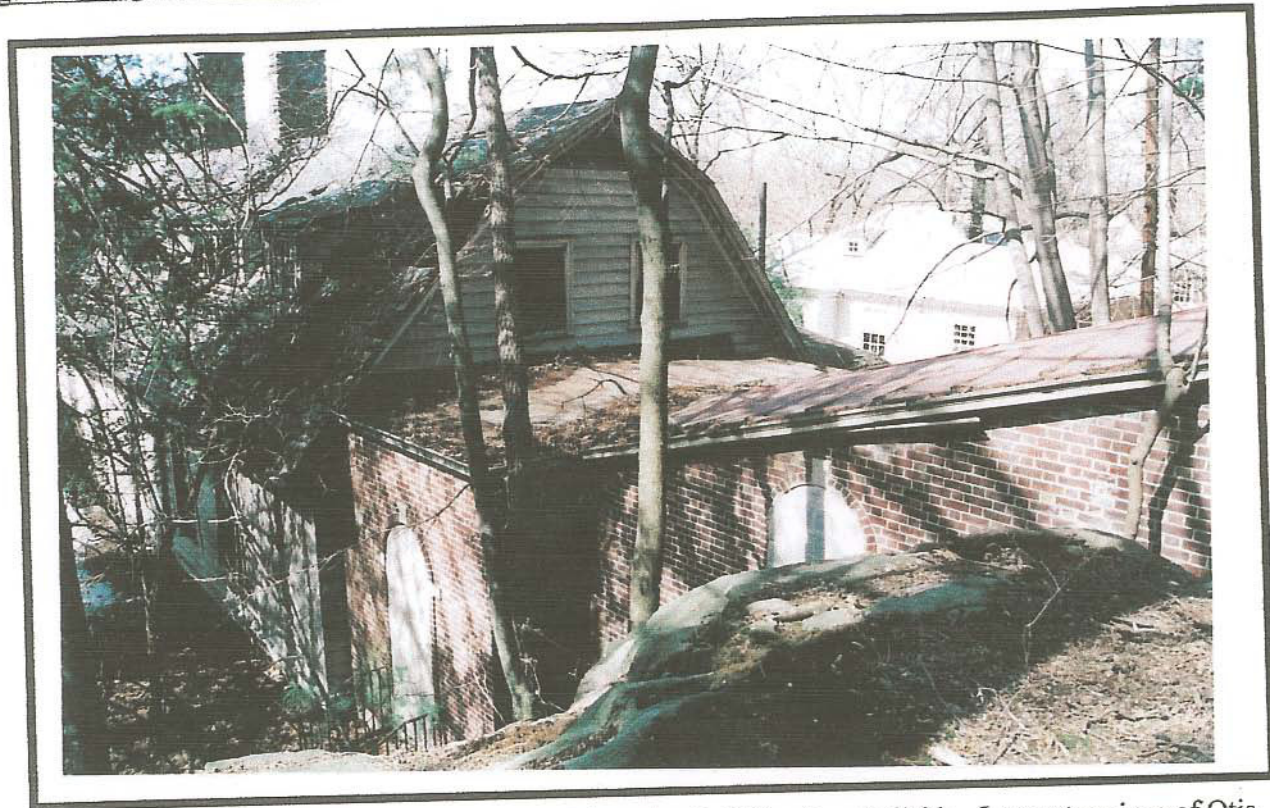


**Photo 5:** Southernmost cottage, Cottage 4, was called "Pasteur." This cottage was built between 1907 and 1917. View to northeast.

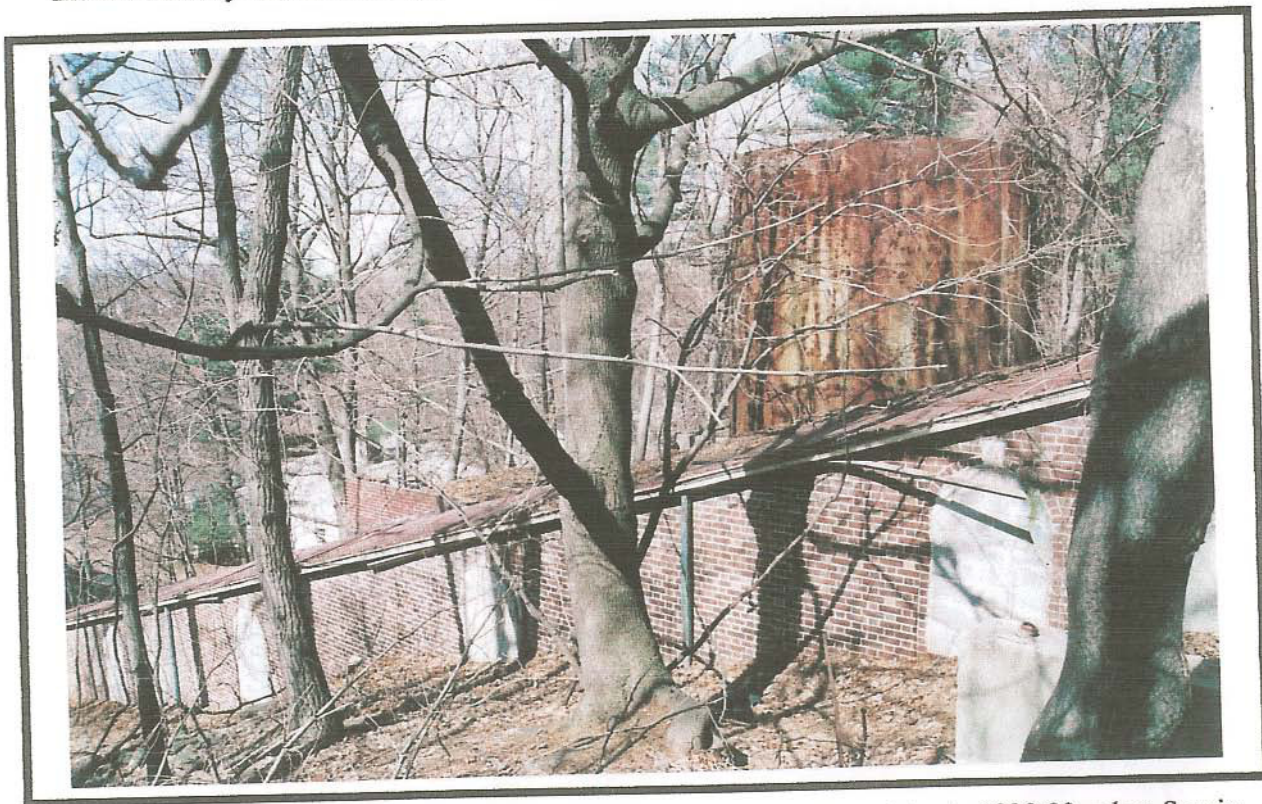


**Photo 6:** Rear of Administration Building. Otis Incline Railway was connected to the ell seen to the right of photograph. View to northwest.





**Photo 7:** View of rear extension of Administration Building from hillside. Lower terminus of Otis Incline Railway connected to the rear of the ell. View to northwest.

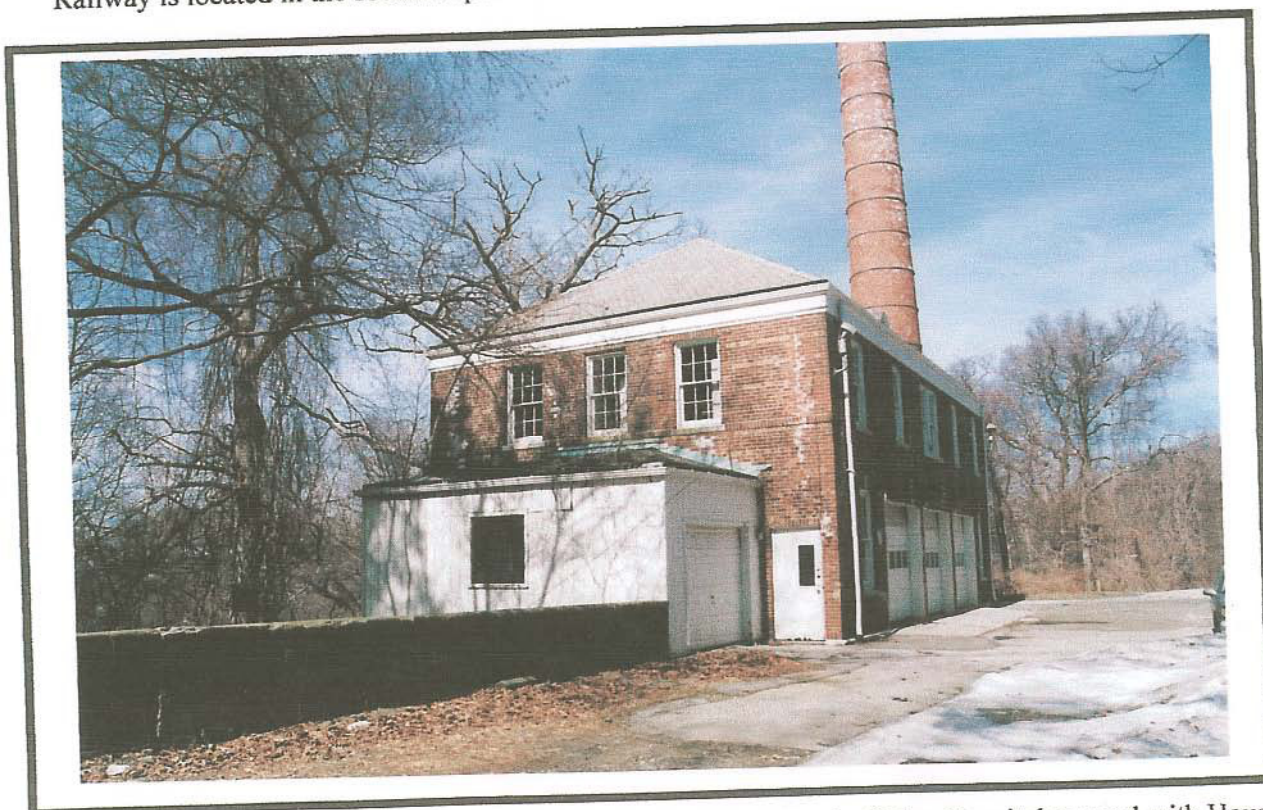


**Photo 8:** Brick structure enclosing Otis Incline Railway. Structure dates to 1928-29, when Sprain Ridge Hospital merged with the House of Rest. View to northwest.





**Photo 9:** Upper terminus of Otis Incline Railway. Today the building is located at the edge of the loading area, but when it was built it connected directly to the Kane Infirmary. The Otis Incline Railway is located in the southern portion of the building. View to northwest.



**Photo 10:** Brick power house built in 1928-29 at time that Sprain Ridge Hospital merged with House of Rest. Building is north of Cottage 1 ("Trudeau") on lower level of site. View to northwest





JS 95571-22



JS 95571-21



JS 95571-23





JS 75571 13



JS 75571 15



JS 75571 16



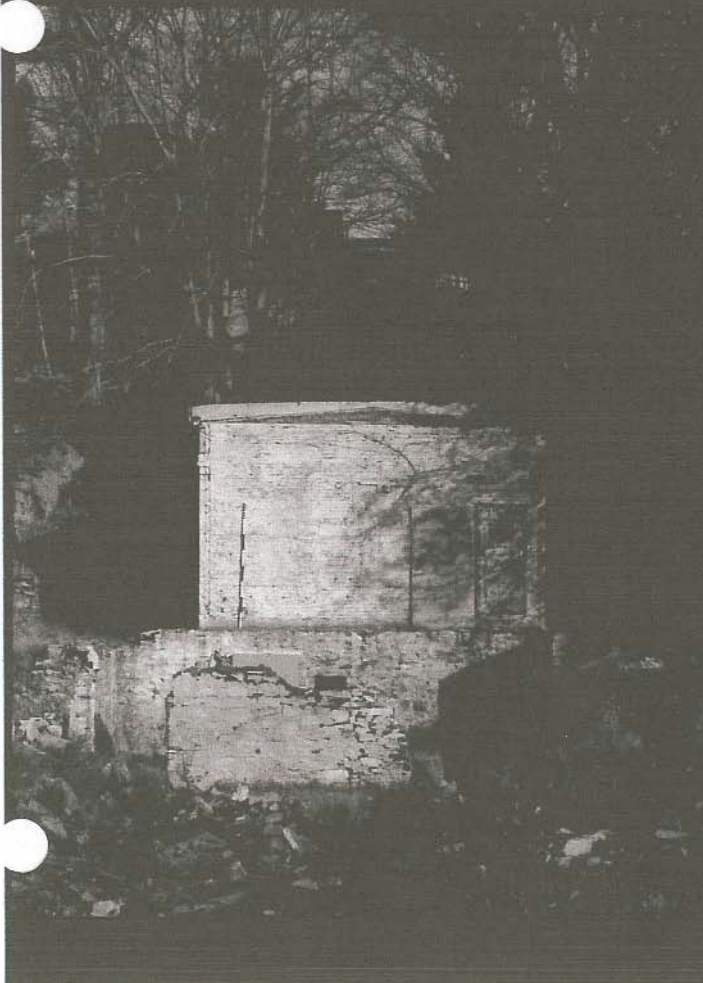




JS 95571. 9



JS 95571. 11



JS 95571. 11

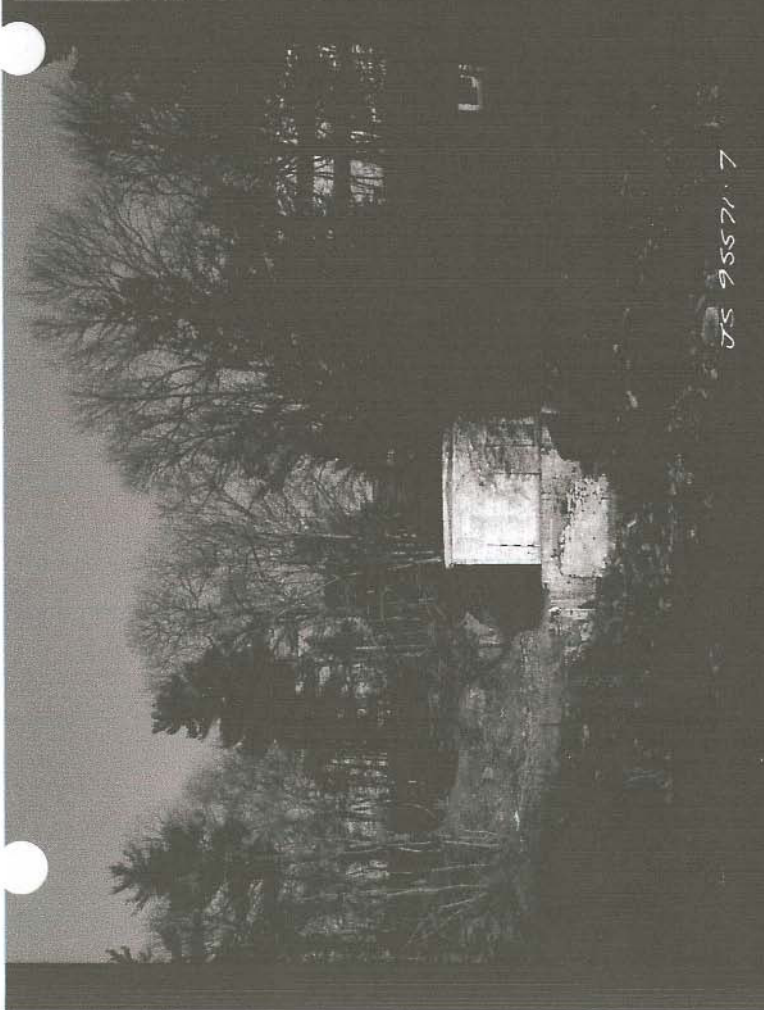




JS 95571 5



JS 95571 5

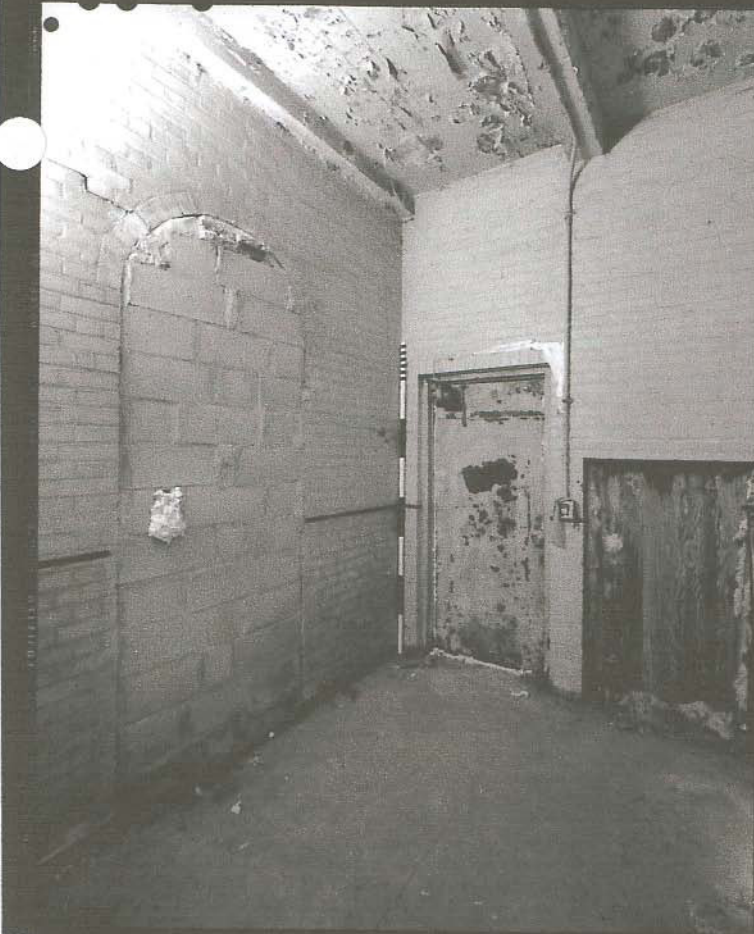


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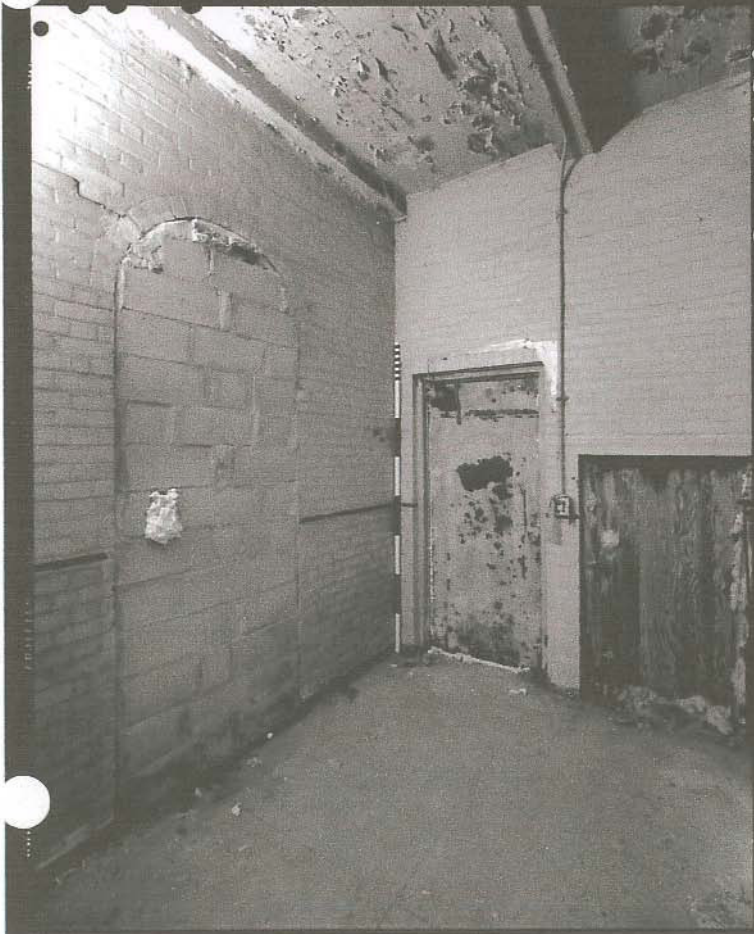
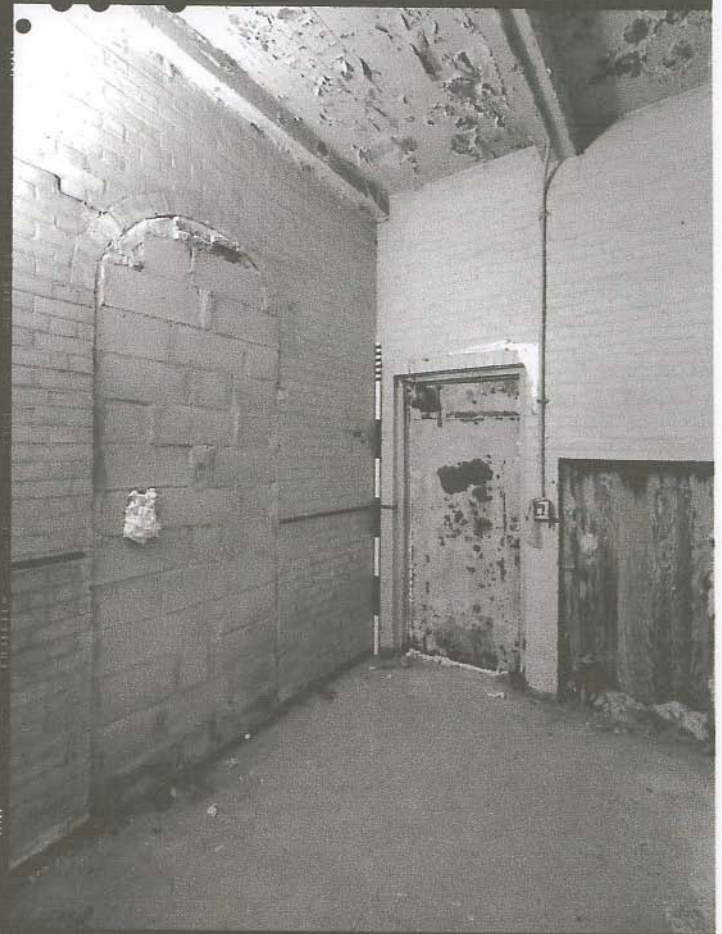


JS 95571 8

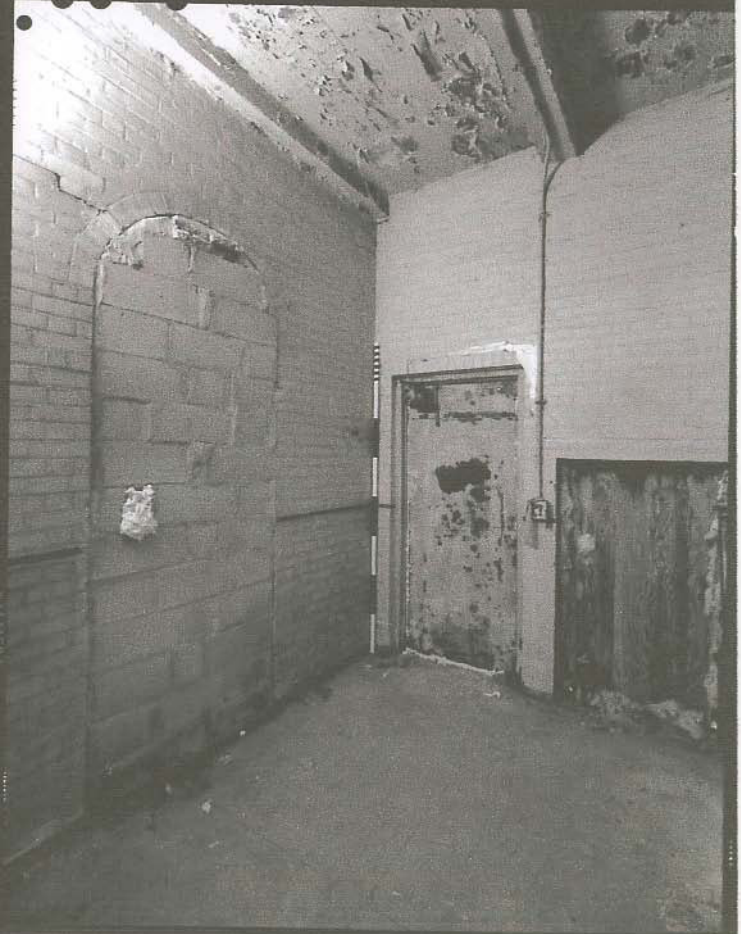




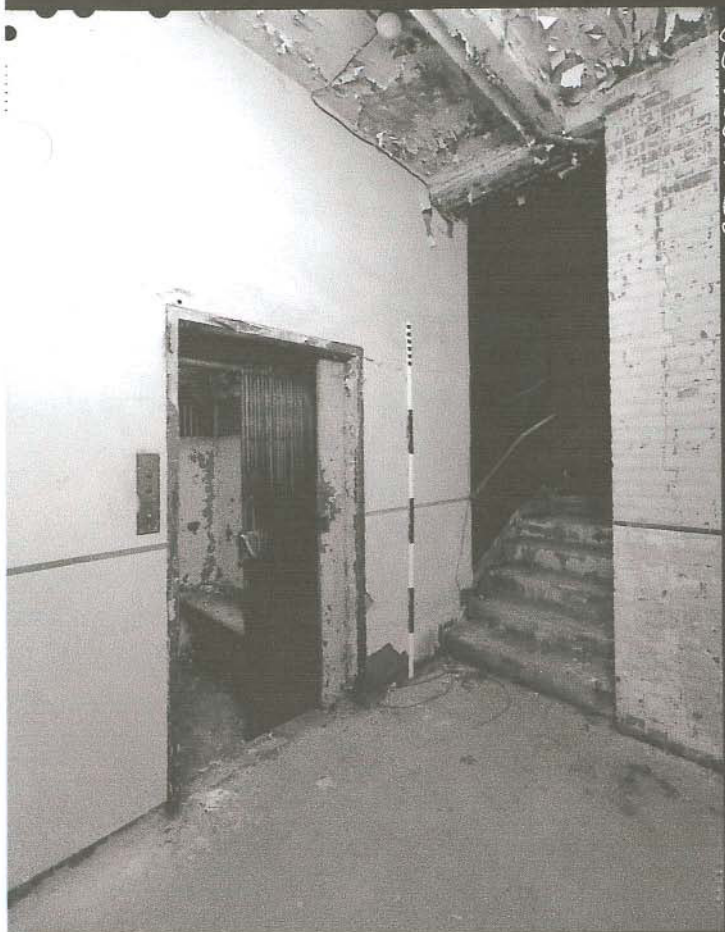
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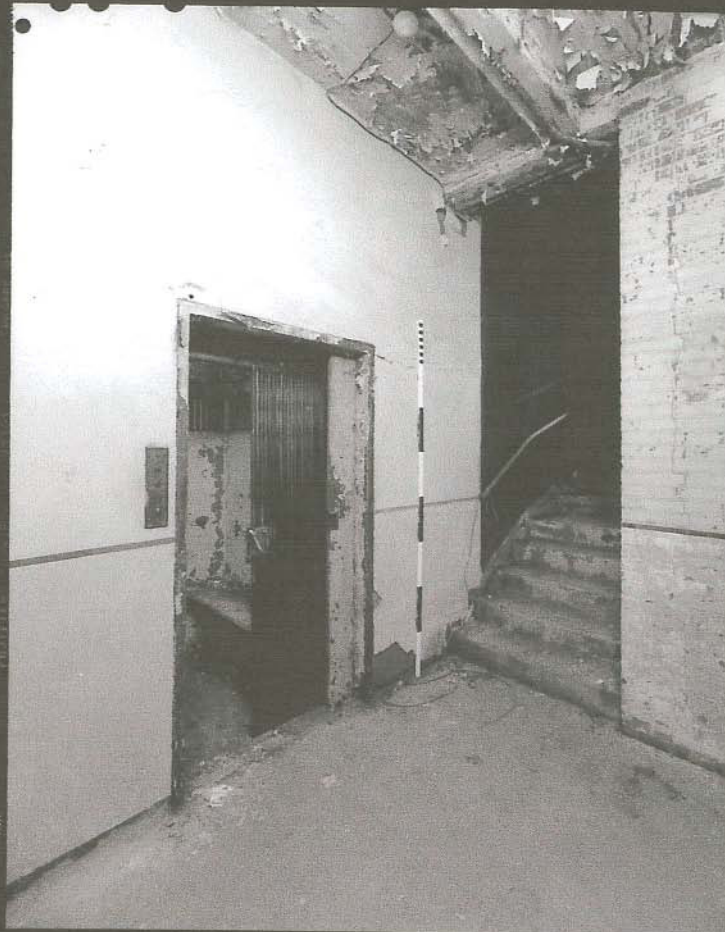
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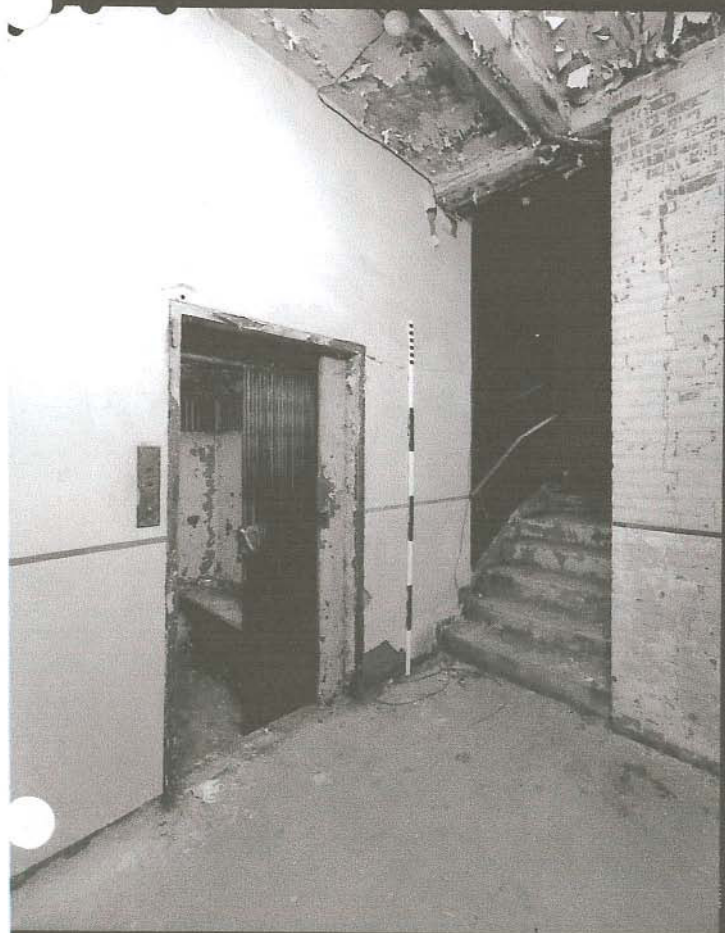




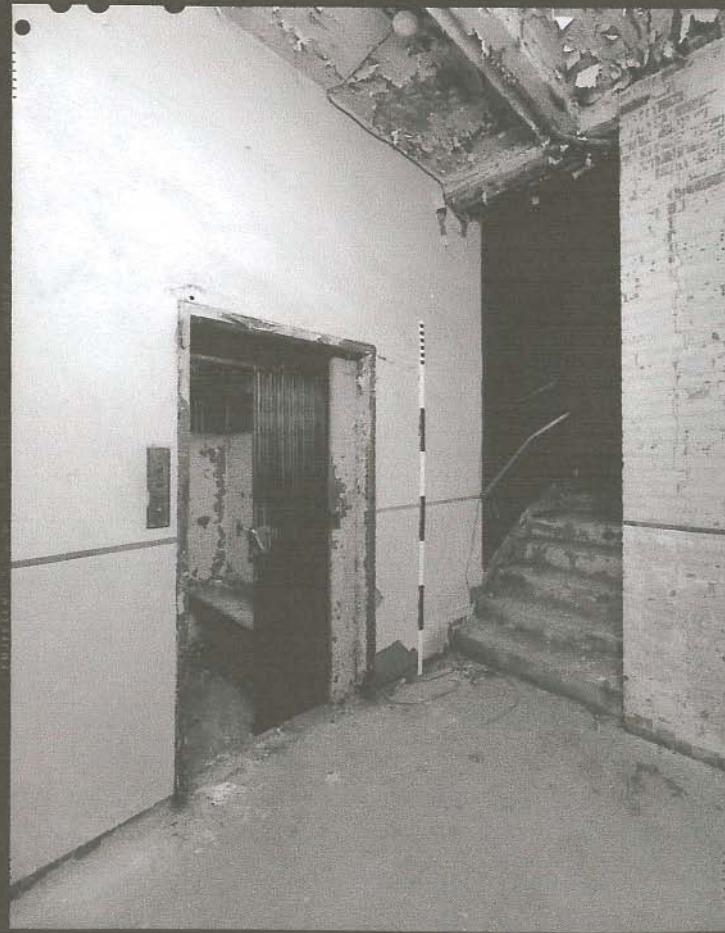
JS 95571-32



JS 95571-33

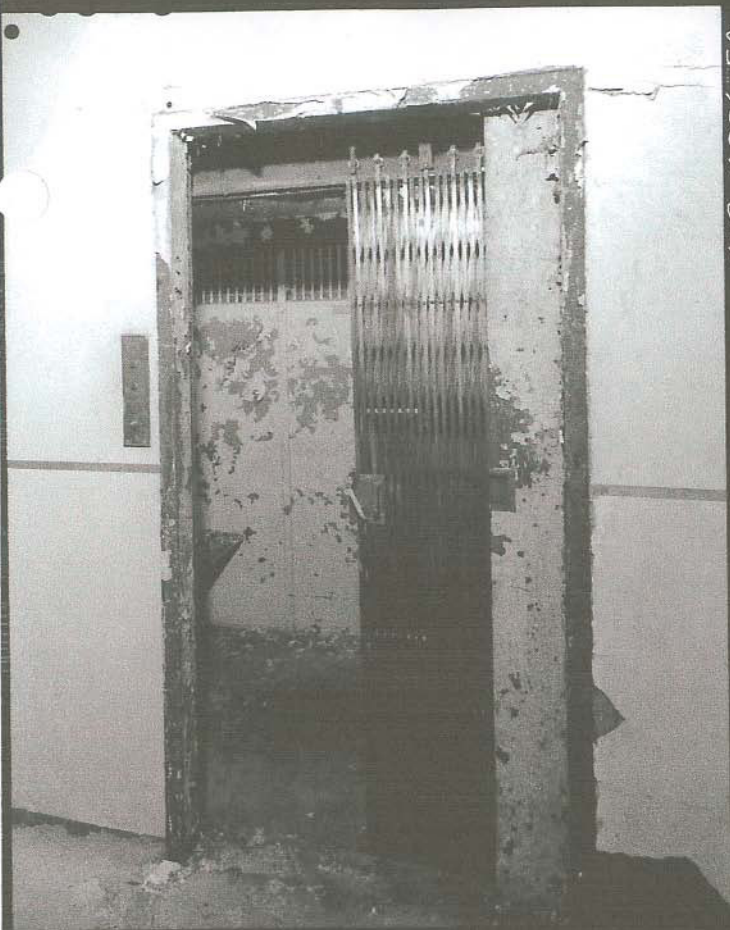


JS 95571-34



JS 95571-35

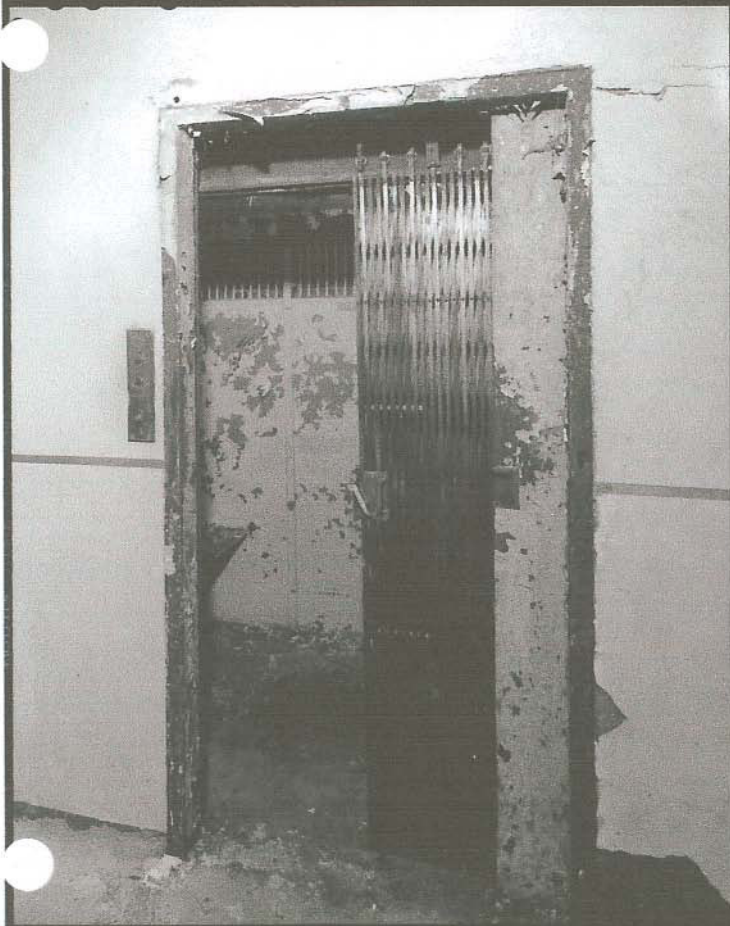




JS 95571-24



JS 95571-25



JS 95571-26

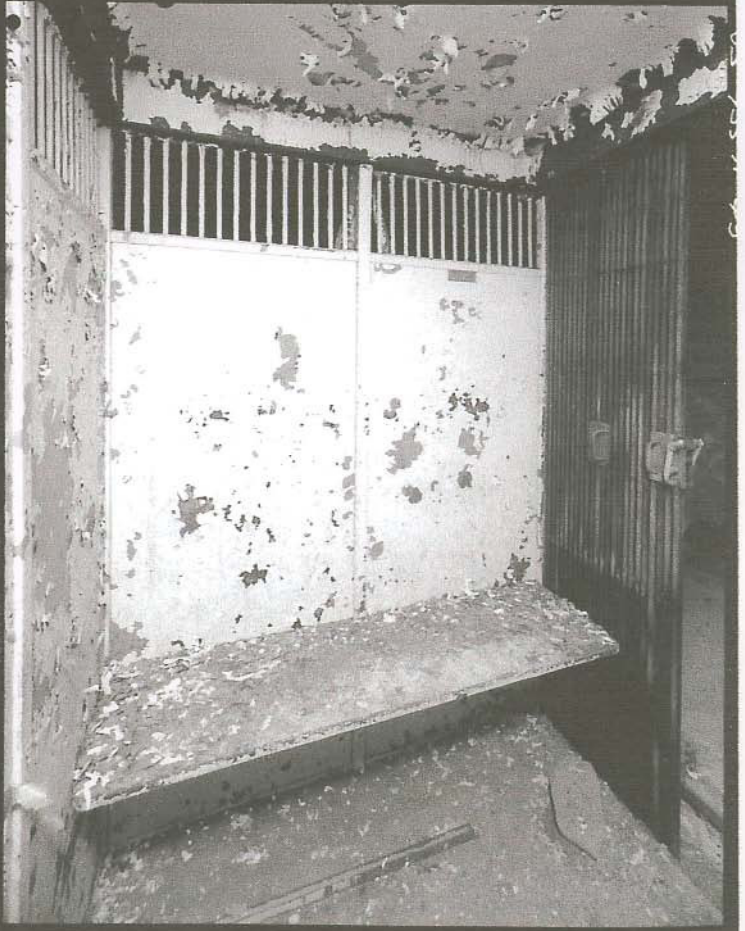


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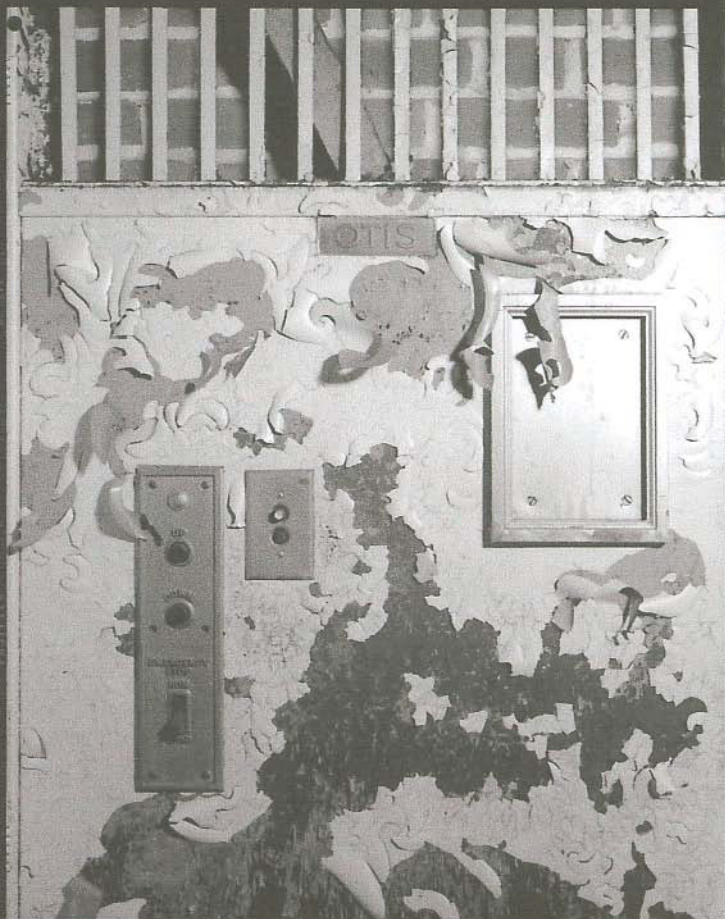




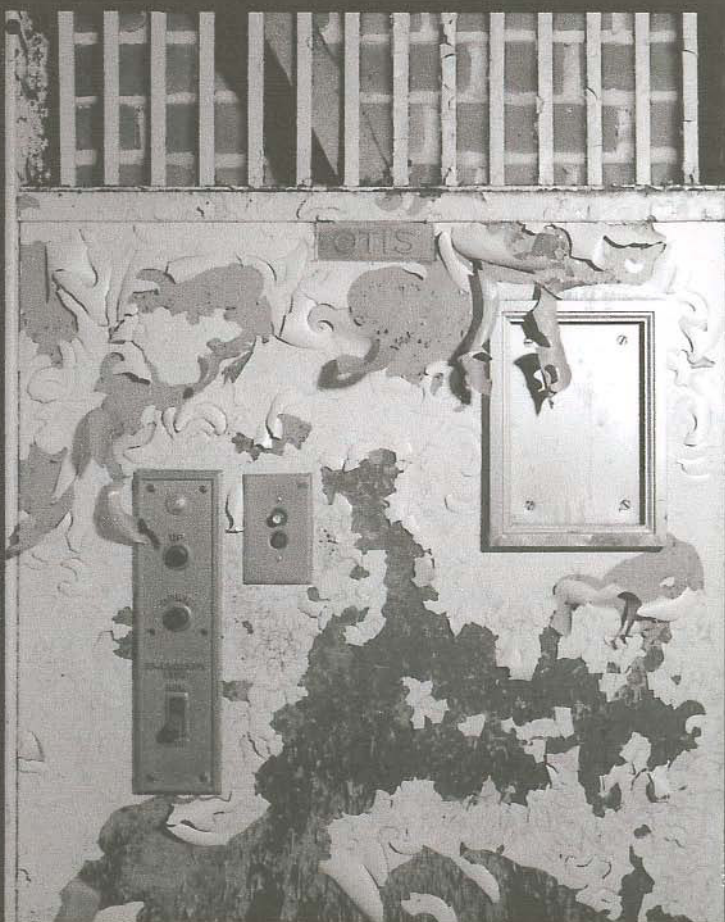




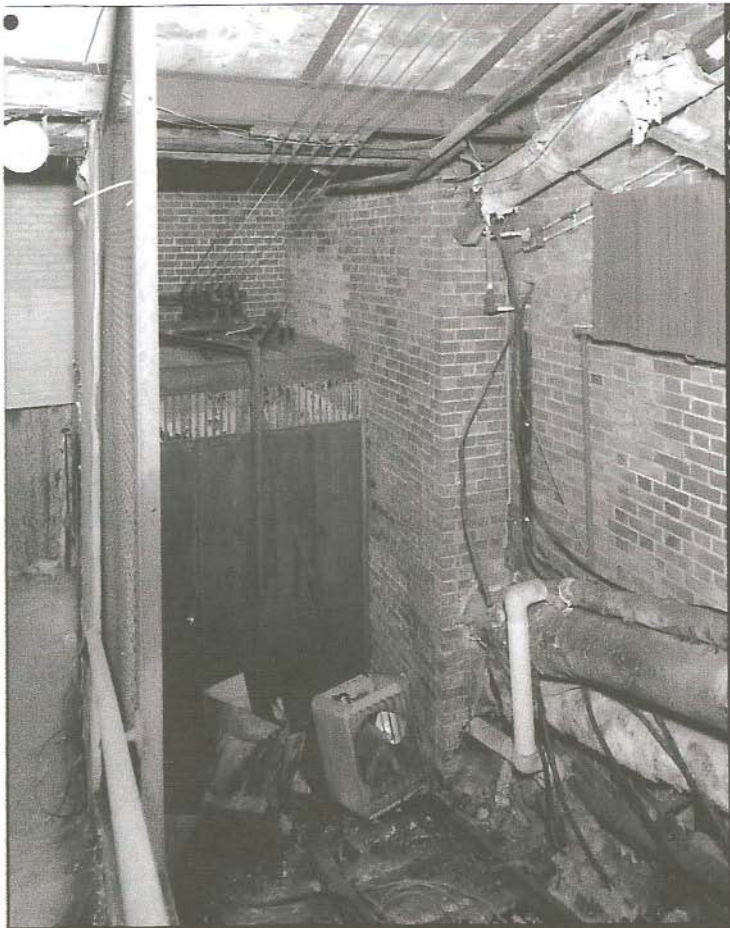
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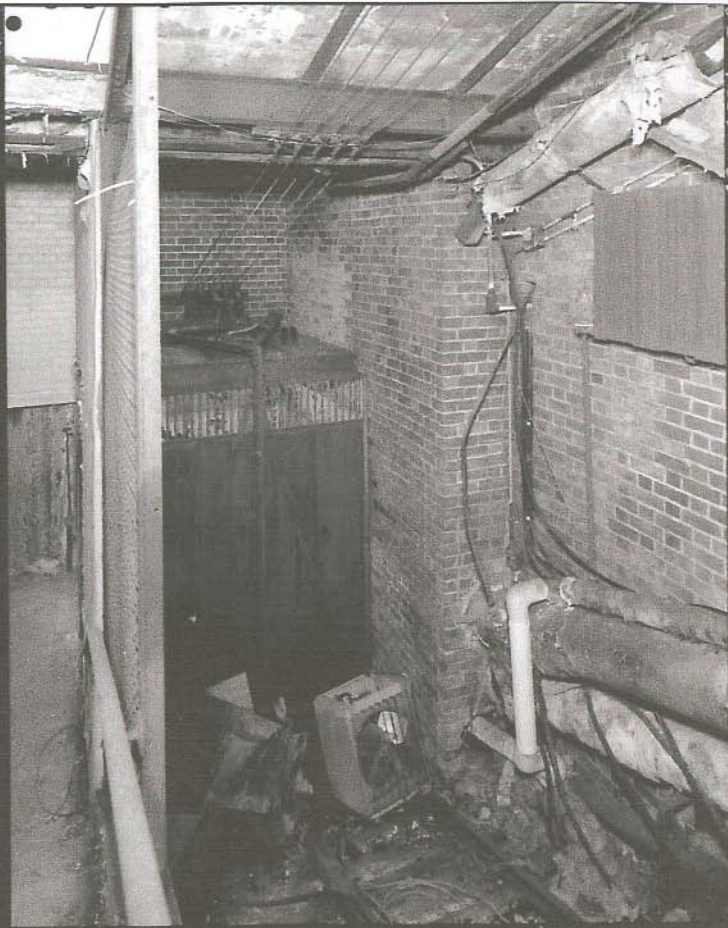
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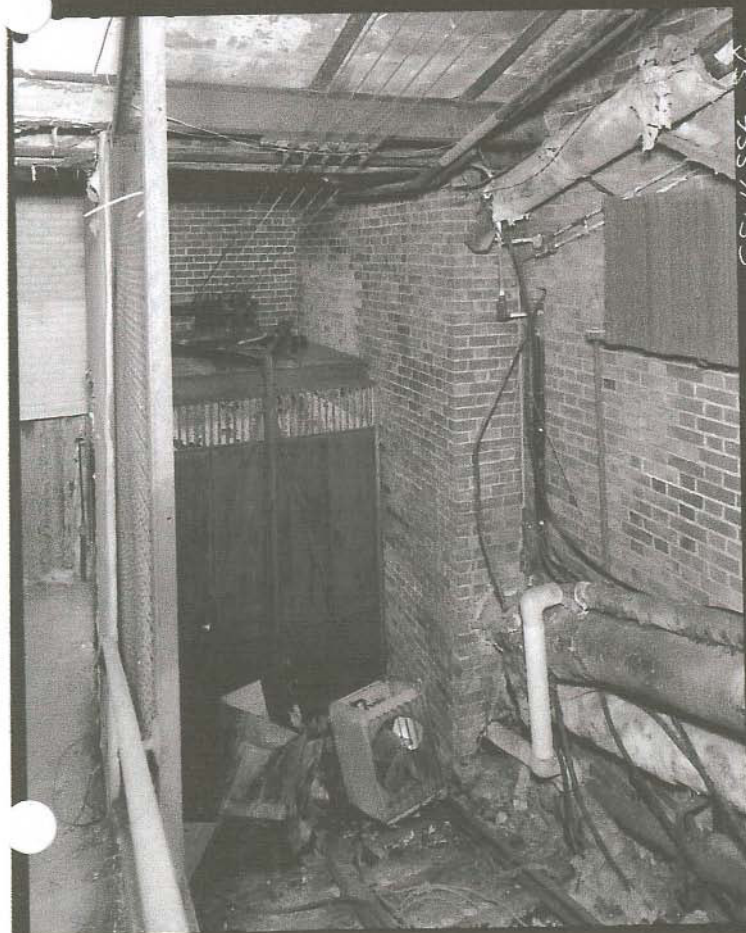




JS 95571-51



JS 95571-52



JS 95571-53



JS 95571-54



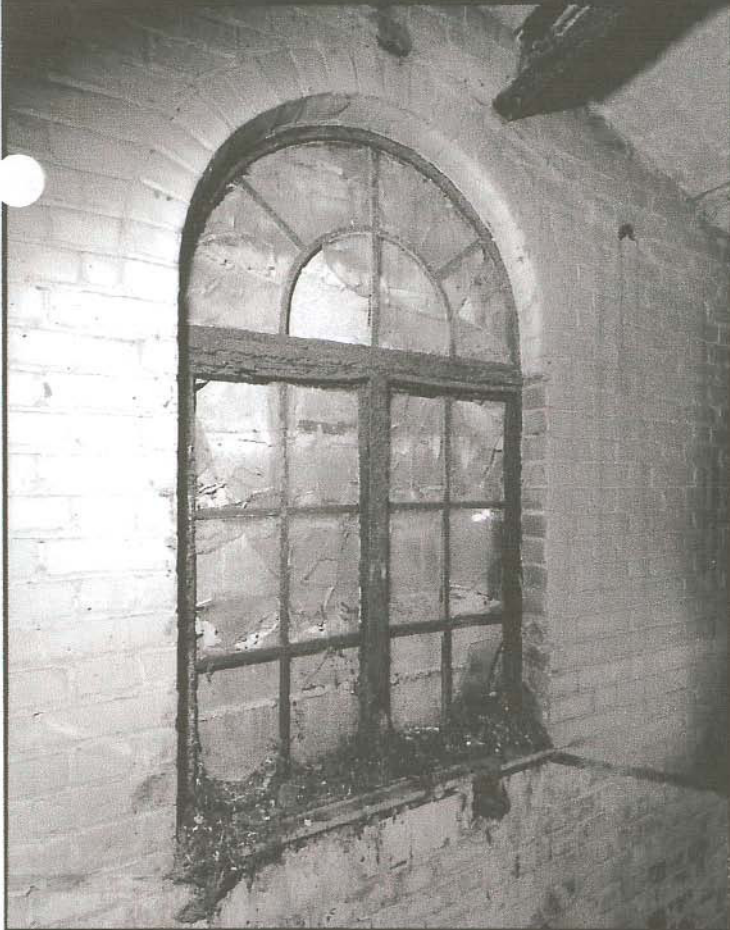


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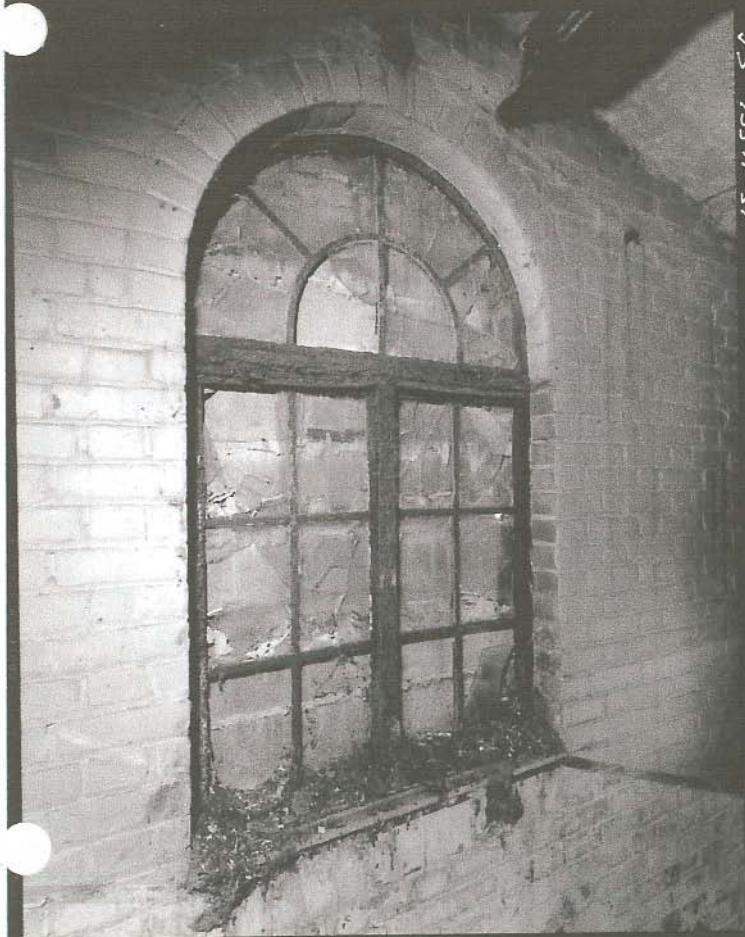
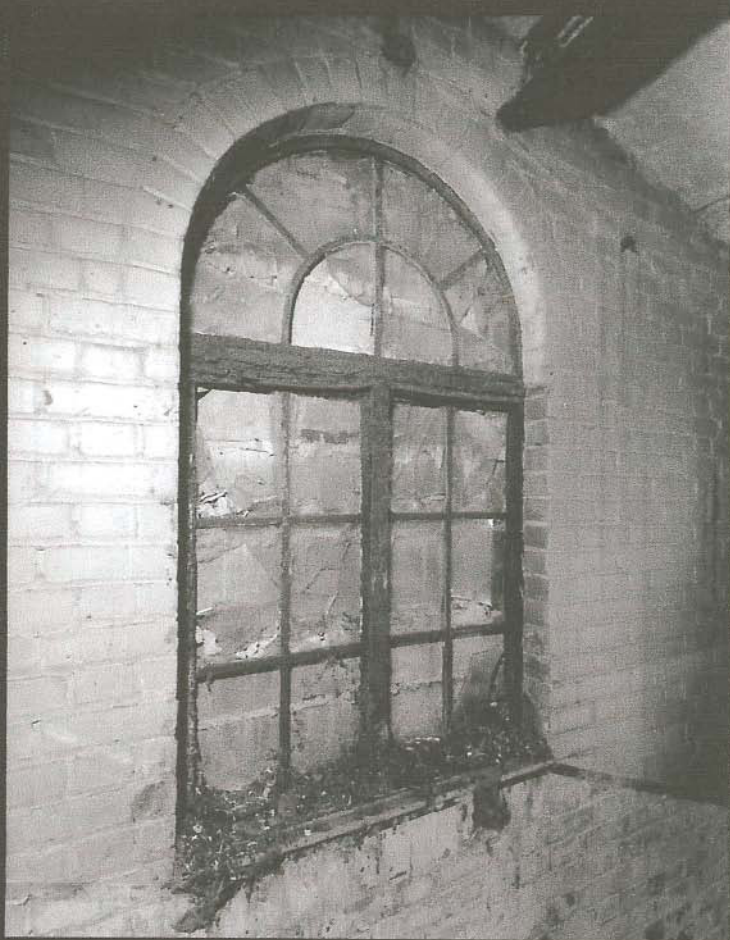


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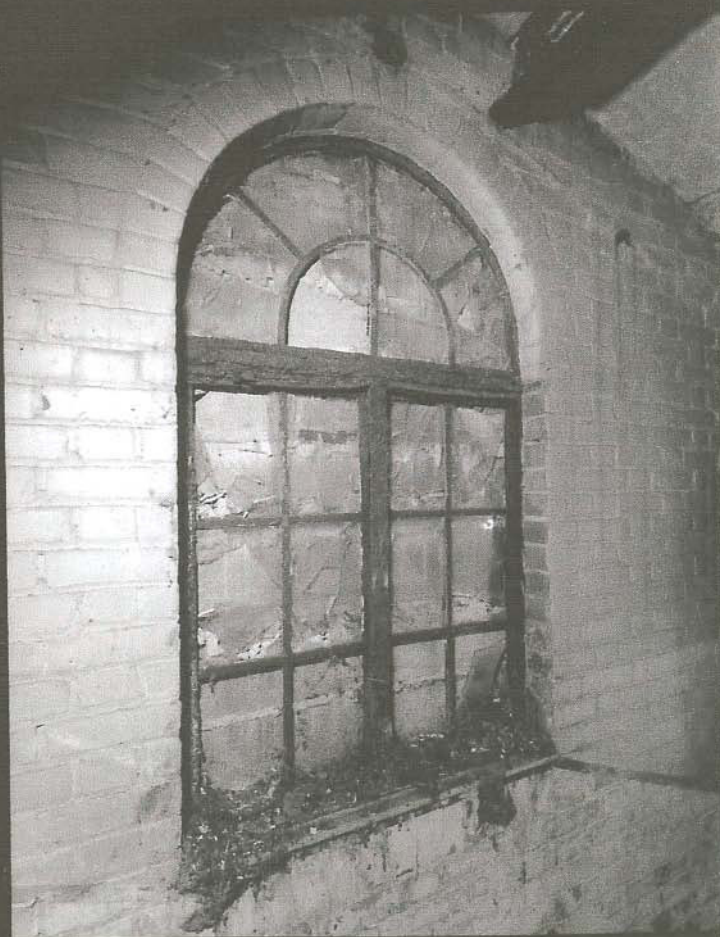




VS 95571-65



VS 95571-57





**APPENDIX C**

**CORRESPONDENCE**





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

May 9, 2003

Gail T. Guillet  
City/Scape  
726 Carroll Street  
Brooklyn, NY 11215

Re: Info. Request  
Ridge Hill Plaza (Sprain Ridge Hospital)  
City of Yonkers, Westchester Co.  
03PR02072

Dear Ms. Guillet:

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on your project. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation efforts, we offer the following comments.

Based on a review of the documentation, it is the opinion of OPRHP that the buildings of the former Sprain Ridge Hospital do not meet the Criteria for inclusion in the State and National Registers of Historic Places due to a lack of integrity. We reserve judgement on the Otis incline railway until further information is provided.

Regarding archeology, if you would like our comments, please submit a USGS map showing the boundaries of the entire area proposed for development.

Please note if any state or federal agencies are involved in this project, further review may be required in accordance with section 14.09 of the New York State Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act of 1966.

If you have any questions, please call me at (518) 237-8643, extension 3264. In future correspondence regarding the project, please indicate the Project Review (PR) number noted above.

Sincerely,

Peter D. Shaver  
Historic Preservation  
Program Analyst





New York State Office of Parks, Recreation and Historic Preservation  
Historic Preservation Field Services Bureau  
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

September 8, 2004

Gail T. Guillet  
City/Scape  
166 Hillair Circle  
White Plains, NY 10605

Re: Info. Request  
Ridge Hill Plaza (Sprain Ridge Hospital)  
City of Yonkers, Westchester Co.  
03PR02072

Dear Ms. Guillet:

The Office of Parks, Recreation and Historic Preservation (OPRHP) has received the documentation you provided on the Otis Inclined Railway. As the state agency responsible for the coordination of the State's historic preservation programs, including the encouragement and assistance of local preservation efforts, we offer the following comments.

Based on a review of the documentation, it is the opinion of OPRHP that the railway does not meet the Criteria for inclusion in the State and National Registers of Historic Places due to a lack of integrity.

Regarding archeology, it is our understanding that additional materials will be sent to us in the near future.

If you have any questions, please call me at (518) 237-8643, extension 3264. In future correspondence regarding the project, please indicate the Project Review (PR) number noted above.

Sincerely,

Peter D. Shaver  
Historic Preservation  
Program Analyst



## **6.II ANALYSIS OF YONKERS WATER WORKS**



# **EXAMINATION OF ENTRANCE ROADWAY AND YONKERS WATER WORKS BUILDING**

**Ridge Hill Village Site  
Block 4060, Lot 1  
City of Yonkers  
Westchester County, New York**

Prepared For:

**Divney ♦ Tung ♦ Schwalbe, LLP**  
One North Broadway  
White Plains, New York 10601

Prepared By:

**CITY/SCAPE: Cultural Resource Consultants**  
166 Hillair Circle  
White Plains, New York 10605

February 2005



# **EXAMINATION OF ENTRANCE ROADWAY AND YONKERS WATER WORKS BUILDING**

Ridge Hill Village Site  
Block 4060, Lot 1  
City of Yonkers  
Westchester County, New York

## **TABLE OF CONTENTS**

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Description of Proposed Ridge Hill Village Boulevard.....	1
Description of Surrounding Area.....	2
Yonkers Water Works Building.....	2
Setting of Yonkers Water Works Building .....	3

## **APPENDICES:**

Appendix A: Photographs

Appendix B: National Register Nomination Forms



## MAP & FIGURE LIST

### Maps

- Map 1      Location Map including Project Area. USGS Topo. 7.5 Minute Series.  
Mount Vernon Quad. Scale: 1:50,000
- Map 2      Location Map (from Hagstrom's *Atlas of Westchester County, New York*)  
Scale: 1" = 1600'

### Figures

- Fig. 1      Ridge Hill Boulevard Western Alignment with Connection to Sprain Brook  
Parkway/Tuckahoe Road (Source: Divney Tung Schwalbe, LLP 2005)



# RIDGE HILL VILLAGE

YONKERS, NEW YORK

(OPRHP 03PR02072)

## EXAMINATION OF ENTRANCE ROADWAY AND YONKERS WATER WORKS

**Prepared by:** Stephanie Roberg-Lopez, RPA  
Gail T. Guillet

**Affiliation:** CITY/SCAPE: Cultural Resource Consultants  
166 Hillair Circle  
White Plains, New York 10605  
(914) 328-3032

**Date:** February 4, 2005

This submission, which examines the relationship between Ridge Hill Boulevard and the Tuckahoe Road Pump Station, referred to hereafter as the Yonkers Water Works, was prepared on behalf of the *Ridge Hill Village* client. The proposed project, identified as *Ridge Hill Village*, is located in the City of Yonkers. (Map 1 & 2) At the present time the only access to the *Ridge Hill Village* site is from the New York State Thruway. The proposed entrance would provide a second access from Tuckahoe Road and, by way of a connection between Grassy Sprain Road and the proposed entrance roadway, with the southbound lanes of the Sprain Brook Parkway. (See Fig. 1)

The proposed entrance roadway, to be known as Ridge Hill Boulevard, will extend from the southern edge of the *Ridge Hill Village* property along the eastern edge of the ConEdison Substation, to intersect with Tuckahoe Road east of the Yonkers Water Works (National Register, 1982). It will cross an unnamed roadway that appears to be associated with the ConEdison Substation, cross a low area northeast of the Yonkers Water Works (See Photo 8), and touching the northeasternmost corner of the Yonkers Water Works property (See Photo 19), pass through the property now occupied by 339 Tuckahoe Road (See Photo 11) to intersect with Tuckahoe Road. There will be a traffic signal at this intersection. In addition, it is proposed to construct a westbound connection between Ridge Hill Boulevard and Grassy Sprain Road. This connection will allow access to the Ridge Hill Village site by southbound traffic from the Sprain Brook Parkway. The intersection of Ridge Hill Boulevard and the westbound



connection to Grassy Sprain Road, as well as the intersection of the westbound connection and Grassy Sprain Road, will be controlled by traffic signals. There are also some road improvements proposed for Tuckahoe Road and the intersection of Grassy Sprain Road.

The area surrounding the proposed Ridge Hill Boulevard is a mixture of commercial structures along Tuckahoe Road (See Photo 3, 9, 11, 13-16) and a small residential development accessed from Grassy Sprain Road. (See Fig. 1 & Photo 1-2, 4, & 7) Hillwood Place intersects Grassy Sprain Road north of the proposed connection with Ridge Hill Boulevard. Lakeview Avenue runs north from Hillwood Place. A private drive extends northwest as an extension of Hillwood Place. The private drive is crossed by an overpass that carried the service road from Tuckahoe Road into the ConEdison Substation complex. (See Photo 5) Certain of the connections in this roadway system will be altered by the proposed development.

Ridge Hill Boulevard will change the character of the area east and northeast of the Yonkers Water Works building and west of the residential area accessed from Grassy Sprain Road. The connecting road between Ridge Hill Boulevard and Grassy Sprain Road will impact the houses located on the southeastern portion of Hillwood Place (See Photo 7). It will also impact the house located on the private drive. (See Photo 1 & 2) It will impact the building at 339 Tuckahoe Road (See Photo 11), which will be demolished to permit construction of the new entrance. It will not, however, directly impact the Yonkers Water Works building. (See Photo 6 & 18-21)

The proposed entrance to the Ridge Hill Village site is located some distance west of the intersection of Grassy Sprain Road and Tuckahoe Road, the location of the Sherwood House, an 18<sup>th</sup> century tenant house associated with the early settlement of the Manor of Philipsburgh. The Sherwood House is also listed on the National Register of Historic Places. The National Register Nomination Form and several photographs taken at the time of the nomination are included in Appendix B. The siting of Ridge Hill Boulevard west of the intersection of Grassy Sprain Road and Tuckahoe Road will provide a measure of protection for the Sherwood House, which is, as described on the nomination form, located in a "densely developed suburban setting" (NR Nomination Form, Section 8).

The focus of this examination, however, is on the impact of the proposed Ridge Hill Boulevard on the Yonkers Water Works building, which was listed, along with two other associated structures, on the National Register in 1982. The National Register Nomination Form, like that of the Sherwood House, is included, along with a series of photographs taken at the time of the nomination, in Appendix B.

The Yonkers Water Works nomination covers: 1) the Tuckahoe Road Pumphouse, completed in 1876, with 20<sup>th</sup> century additions; 2) the Grassy Sprain Reservoir Gatehouse, also built in 1876; 3) the Tubewell Station, built in 1898 with early 20<sup>th</sup> century additions. The Grassy Sprain Reservoir Gatehouse and the Tubewell Station are located some distance northeast and northwest of the proposed entrance roadway.



The Yonkers Water Works building located on Tuckahoe Road is, as noted above, the focus of this examination. The main body of the building, built in a "High Victorian" style, continues to symbolize the nineteenth-century municipal development of the city of Yonkers (NR Nomination Form, Section 7). The main body of the building dates to 1876 (See Photo 8); additions to the original structure date to the early 20<sup>th</sup> century (See Photo 20). There is a small brick building located west of the main building that appears to date to the late 20<sup>th</sup> century (See Photo 8 & 17).

The setting of the Yonkers Water Works building can best be described as an area of dense commercial development to the south, west and east (See Photo 9 & 13-16), with a low open area with dense vegetation to the north (See Photo 6 & 18-19). Beyond the low area is the house located on the extension of Hillwood Place (See Photo 1-2, 4 & 18) and the ConEdison Substation, sited near the top of the hill on which the *Ridge Hill Village* site is located. To the northeast is an area of single-family residential development (See Photo 7). The presence of the ConEdison Substation, with its overhead utility lines, has an impact on the entire area (See Photo 4, 10, 12-13 & 18-20) that competes with the significant commercial development.

The proposed Ridge Hill Boulevard will change the setting of the Yonkers Water Works building, since a roadway will replace an open area covered with vegetation (See Photo 6, 18-19 & 21). The fact that the entrance onto Tuckahoe Road is located east of the Yonkers Water Works building means that the relationship of the façade of the building to its surroundings will not be significantly changed. The proposed roadway will, however, touch the northeasternmost corner of the Yonkers Water Works site and, as a mitigation measure, it is suggested that a planting of evergreens along the Ridge Hill Boulevard would provide a visual buffer for the rear of the building.

Overall, it is, however, the opinion of the consultant that, given the current siting of the Yonkers Water Works building, the construction of Ridge Hill Boulevard will not significantly impact the façade and that the suggested screening can reduce the visual impact on the rear of the building.

# **APPENDICES**



## **LIST OF APPENDICES**

Appendix A: Photographs

Appendix B: National Register Nomination Forms

Appendix C: Maps & Figures

**APPENDIX A**

**PHOTOGRAPHS**